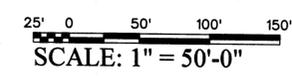


SITE DATA:

Acres: +6 acres
 Existing Zoning: R-22MF
 Proposed Zoning: O-1 (CD)
 Maximum Building Area: 100,000 square feet
 of gross floor area (as defined in the development standards)

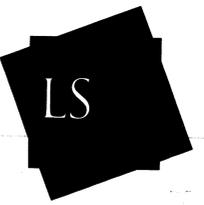


DEVELOPMENT STANDARDS - WENDOVER/BILLINGSLEY OFFICE PARK

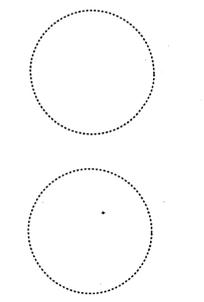
A. General Provisions
 Unless more stringent standards are established by this Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on the Site.
 The Technical Data Sheet is accompanied by a conceptual site plan for development on the Site (the "Site Plan"). Detailed site planning and building design for the Site, however, has not been finalized. The development depicted on the Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of use and building elements and the schematic depictions of the use, structures and building elements set forth on the Site Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets, points of access, the numbers, the size, configuration and placements of buildings, the size, configuration and placements of parking areas, and the heights and masses of buildings have not been finally determined, and depictions of such elements on the Site Plan and any schematic building representations are not intended to be specific site development plans but rather preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet and subject to the accompanying Development Standards and Section 6.206 (2) of the Ordinance. Parking layouts for surface and structured parking may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Site Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Site Plan. The dimensions and the specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plan.

B. Permitted Uses
 1. The Site may be developed with uses allowed by right or under prescribed conditions in the O-1 zoning district with the exception of the following uses, which shall not be permitted:
 dwellings,
 hotels and motels,
 armories,
 farms,
 group homes,
 highway and railroad rights-of-way,
 outdoor seasonal sales,
 parks, greenways and arboretums
 religious institutions,
 subdivision sales office,
 universities, colleges, and junior colleges,
 vocational schools,
 child care centers,
 bed and breakfasts,
 beneficial fill sites,
 boarding houses,
 cemeteries,
 dormitories,
 landfills,
 nursing homes, rest homes and homes for the aged,
 open space recreational uses,
 orphanages and
 outdoor recreation.
 2. The gross floor area of all buildings constructed on the Site may not exceed, in aggregate, 100,000 square feet.
 For purposes of the development limitations set forth in this Section B.2, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structural parking facilities, or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of gross floor area.
 3. Accessory uses as permitted within the O-1 zoning district shall be permitted on the Site.
C. Setbacks, Side Yards and Rear Yards
 All buildings constructed on the Site shall be set back at least 20 feet from the right-of-way line of Billingsley Road and 20 feet from the right of way of Wendover Road. All buildings shall also satisfy or exceed the rear and side yard requirements established under the Ordinance for the O-1 zoning district. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of the unified development plan.
D. Site Design
 1. All buildings which abut [Billingsley Road] will be designed and constructed so that each building has windows that face Billingsley Road, shall not exceed 2 stories in height and shall be similar to the attached architectural renderings, provided, however, it is understood that changes shall be permitted in such elevations as long as the overall design intent is maintained.
 2. [Parking shall not be located between buildings and Billingsley Road (but parking may be located to the side and rear of such buildings).]
E. Sidewalk
 1. A sidewalk system shall be provided throughout the Site generally as depicted on the Rezoning Plan and as required by the Zoning Ordinance.
 2. Sidewalks shall be provided throughout the Site in order to provide pedestrian access between the sidewalk along Billingsley Road to each building entrance. Sidewalks shall also be provided between the buildings on the Site as well as from the parking area to the entrance to each building. Sidewalks associated with each building will not be required to be installed until such time as the relevant building has been completed as evidenced by issuance of a certificate of occupancy for such building.
F. Screening and Landscaped Areas
 1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
 3. Roof top mechanical equipment shall be screened public view.
 4. [Small maturing trees shall be installed along the frontage of Billingsley Road and Wendover Road in accordance with the City of Charlotte Tree Ordinance.]
G. Parking
 Off street parking spaces will satisfy the minimum standards established under the Ordinance.
H. Buffer
 [A Class (C/B) buffer shall be provided along the portion of the easterly property line abutting residential zoning. Such buffer may be reduced in accordance with the Ordinance and may be eliminated if the adjoining property is later rezoned in such a manner as to eliminate the requirement for such a buffer treatment under the Ordinance.]
I. Lighting
 1. All freestanding lighting fixtures will be uniform in design and fully shielded.
 2. The height of any freestanding fixture, including its base may not exceed (28) feet.
 3. Wall pack lighting will not be allowed.
J. Signs
 All signs placed on the Site will be in accordance with the requirements of the Ordinance.
K. Access Points (Driveways)
 1. The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
 2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.
L. Connectivity
 Pedestrian connectivity shall be to abutting properties in the manner generally indicated in the Rezoning Plan.
M. Fire Protection
 Adequate fire protection in the form of the Fire Marshal's specifications, fire hydrants be provided to the Fire Marshal's specifications.
N. Storm Water Management
 1. Storm water runoff from the Site be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
 2. Storm water detention will not be located in the buffer or the setbacks.
 3. [Development on the Site shall adhere to the requirements of the Post Construction Control Ordinance in the form adopted by Charlotte City Council on November 26, 2007.]
O. Amendments To Rezoning Plan
 Future amendments to this Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable parcel or parcels affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
P. Binding Effect Of The Rezoning Application
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**WENDOVER/
BILLINGSLEY
OFFICE
PARK**



LSSP ASSOCIATES LTD.
 227 WEST TRADE STREET SUITE 700
 CHARLOTTE, NORTH CAROLINA 28202
 TEL. 704.333.6686 FAX 704.333.2926
 WWW.LSSP.COM



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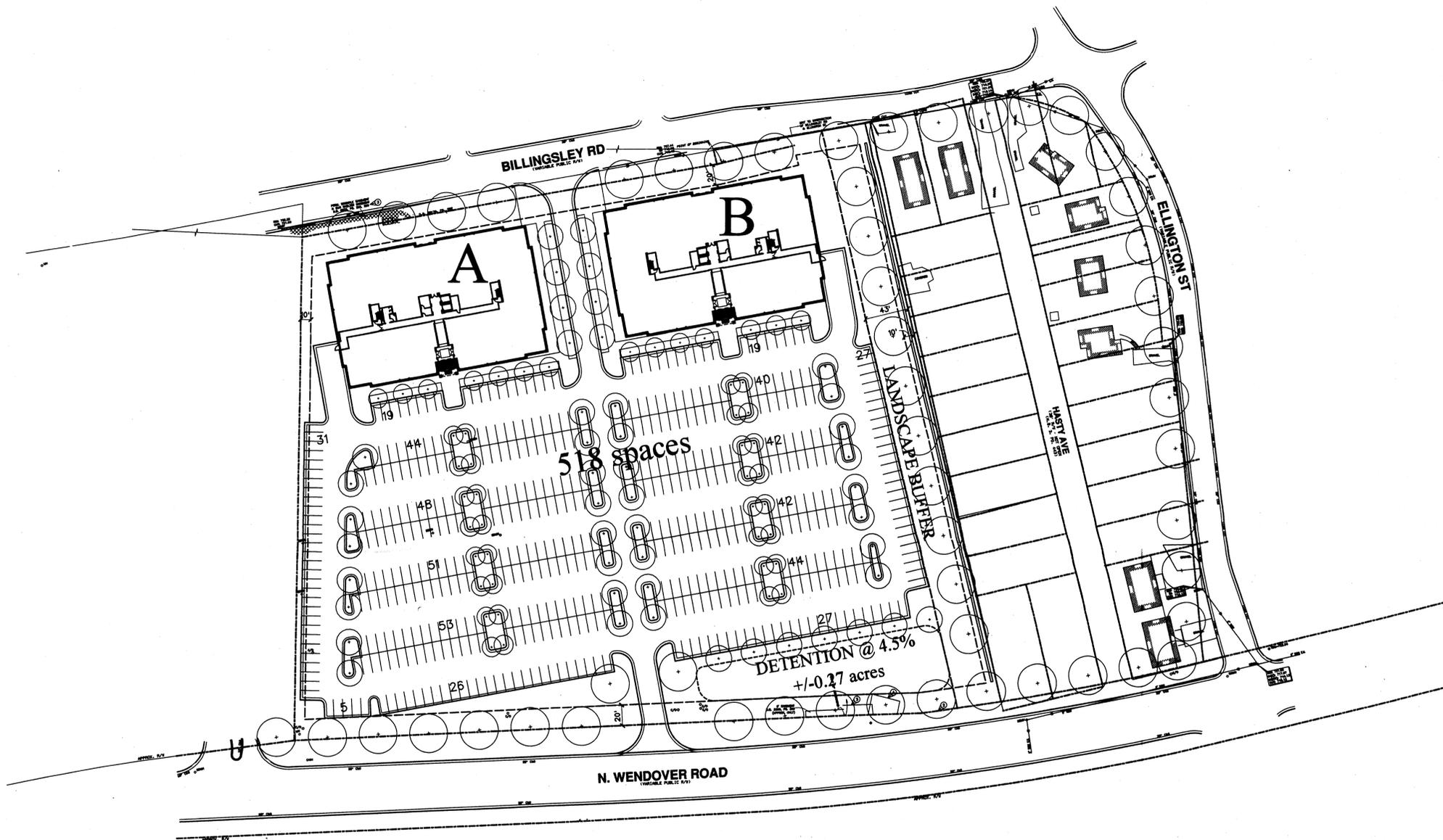
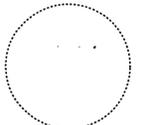
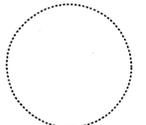
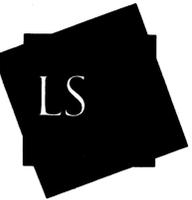
PROJECT: 9102-072990
 DATE: 02/22/06
 DRAWN BY:
 CHECKED BY:

TECHNICAL DATA SHEET

RZ-1

SOLUTIONS THROUGH LISTENING
 SERVICE Y ESIGN
STATUS

08-77



SCHEMATIC SITE PLAN



25' 0 50' 100' 150'
SCALE: 1" = 50'-0"

SITE DATA:

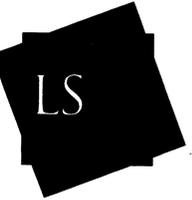
A. OFFICE 50,000 SF
2 STORIES
B. OFFICE 50,000 SF
2 STORIES

TOTAL PARKING 518 SP @ 5.18/1000
PROVD.

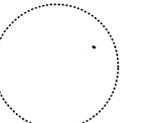
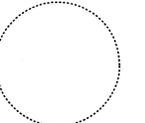
WENDOVER/
BILLINGSLEY
OFFICE
PARK



LINCOLN
HARRIS



LS3P ASSOCIATES LTD.
227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6586 FAX 704.333.2926
WWW.LS3P.COM



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REVISIONS:

PROJECT: 9102-072900

DATE: 02/22/06

DRAWN BY:

CHECKED BY:

SCHEMATIC ELEVATION

RZ-3

SOLUTIONS THROUGH LISTENING
SERVICE DESIGN

STATUS



BILLINGSLEY ROAD CONCEPTUAL ELEVATION

4' 0" 8' 16' 32'
SCALE: 1" = 8'-0"

E

D

C

B

A

1 2 3 4 5 6